

# VANTIS

COMMERCIAL REAL ESTATE

**NEW LISTING**

## **Josmer South Industrial Building**

1205 N. Carla Ave | Tea, SD 57064



**OFFERING MEMORANDUM**

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# Industrial Space For Lease

## Highlights

- **Square Feet:** 2,072 SF
- **Lease Rate:** \$8.00 PSF
- **Lease Term:** NNN + Utilities (\$2.43)
- **Zoning:** Industrial

## Property Details

- 20' Side Walls
- Floor Drains
- Gas Radiant Tube Heat
- Paved Parking
- 14 x 14 Overhead Doors
- Efficient High Bay Fluorescent Lighting
- Daylight Windows In Shop/Warehouse Area
- Heat and A/C in the office and restroom
- City Utility Services





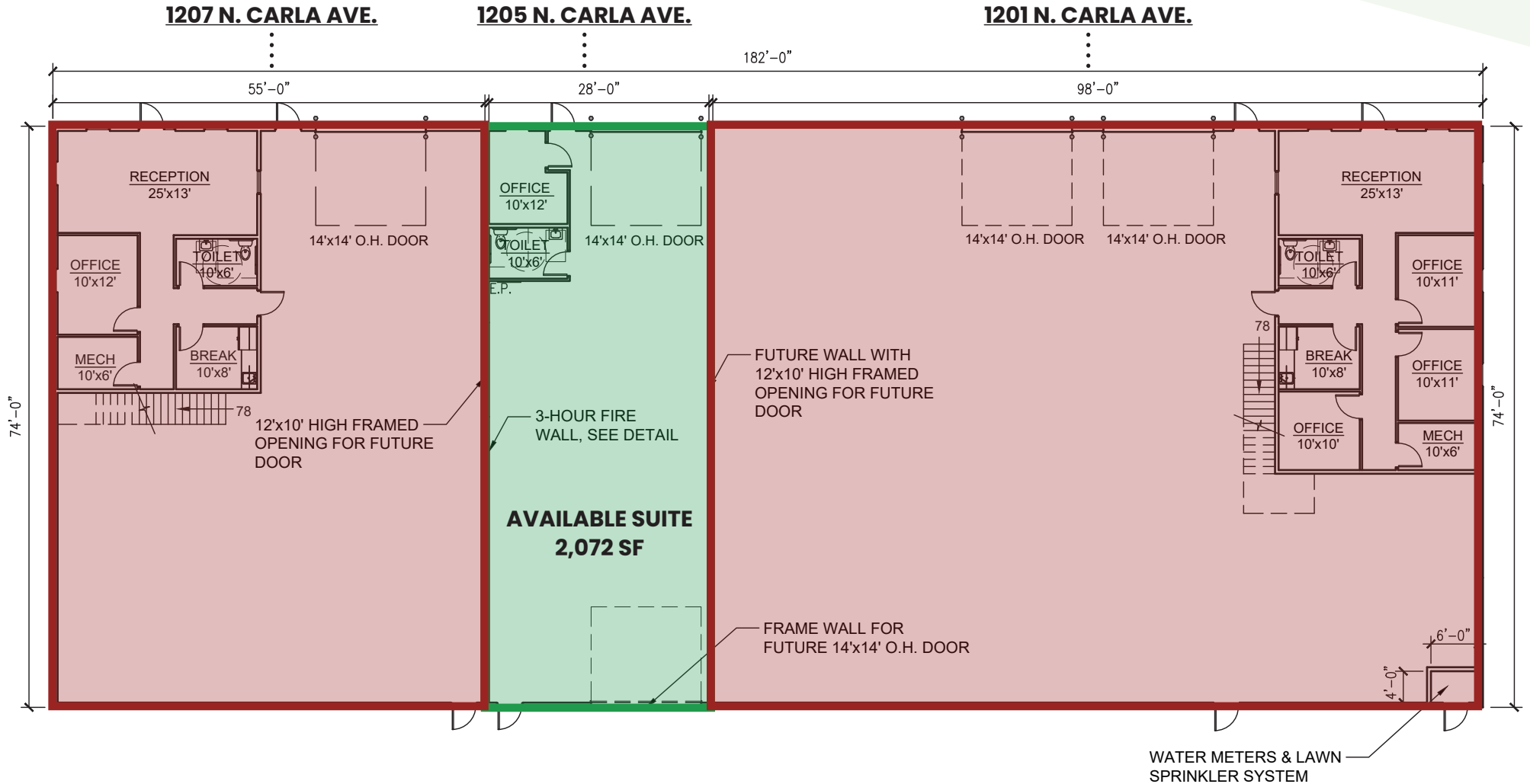
# Aerial Photos



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# Floor Plan



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